

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 2 July 2026 at 4.00 pm

Present:

Councillor Robert Parkinson (Chair)
Councillor Douglas Webb (Vice-Chair)
Councillor Chris Aramini-Brant
Councillor Besmira Brasha
Councillor Jean Conway
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lisa Smith

Substitute Members:

Councillor Rebecca Biegel (In place of Councillor Dr Isabel Creed)

Apologies for absence:

Councillor Dr Isabel Creed
Councillor Yvonne Greene
Vacancy (Liberal Democrat)

Officers:

Paul Seckington, Head of Development Management
Shawn Fleet, Principal Planning Officer
Nick Wyke, Development Management Team Leader
Suzanne Taylor, Principal Planning Officer
Michael Sackey, Senior Planning Officer
Hansah Iqbal, Planning Officer
Denzil Turbervill, Head of Legal Services
Matt Swinford, Democratic and Elections Officer

Declarations of Interest

10. Borough House Marlborough Road Banbury OX16 5TH.

Councillor Chris Aramini-Brant, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Ian Harwood, Other Registerable Interest, advised that he believed Banbury Charities owned the building and as a trustee of Banbury Charities would leave the meeting for the duration of the item.

Councillor Ian Harwood, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rebecca Biegel, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

11. Borough House Marlborough Road Banbury OX16 5TH.

Councillor Chris Aramini-Brant, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Ian Harwood, Other Registerable Interest, advised that he believed Banbury Charities owned the building and as a trustee of Banbury Charities would leave the meeting for the duration of the item.

Councillor Ian Harwood, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rebecca Biegel, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

12. 39 Sheep Street, Bicester, OX26 6JJ.

Councillor Chris Aramini-Brant, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Lisa Smith, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

18 **Requests to Address the Meeting**

The Chair advised that requests to address the meeting would be dealt with at each item.

19 **Minutes**

The Minutes of the meeting held on 4 June 2026 were agreed as a correct record and signed by the Chair.

20 **Chair's Announcements**

1. The Chair reminded members of the public that only registered speakers were entitled to speak at the committee meeting and would be invited to speak by the Chair at the appropriate time. Members of the public were requested to remain quiet during the meeting and not cause disturbance.

2. The Chair reminded Members that should they need to leave the room for any reason, that they should be mindful of timing and endeavour to be present for officers' presentation, public addresses and participate in the debate. Members were advised that voting was ultimately a matter for their own judgment.

21 **Urgent Business**

There were no items of urgent business.

22 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed pre-committee site visits.

23 **Oxfordshire Strategic Rail Freight Interchange**

The Committee considered a report of the Head of Development Management which recommended the Committee approve the Council's relevant representation comments to the Planning Inspectorate in respect of the submitted Oxfordshire Strategic Rail Freight Interchange Development Consent Order application subject to the approval of any amendments by the Chair of the Planning Committee and the Deputy Leader of the Council in their role as Portfolio Holder for Planning.

In introducing the report, the Principal Planning Officer explained that the application fell within the category of being a Nationally Significant Infrastructure Project and would be determined by the Planning Inspectorate. As the development was within the council's administrative area, Cherwell District Council had been identified as a Host Authority by the Planning Inspectorate. Oxfordshire County Council had also been notified of the proposal and identified as a Host Authority. The Planning Inspectorate had contacted both councils to seek views on the proposal as part of this phase of the consultation, the relevant representations phase.

The Principal Planning Officer advised that the previous consultation response considered by Planning Committee in November 2025 had been the earlier Stage 2 consultation, with the response prepared and submitted in conjunction with Oxfordshire County Council. This submission however needed to be made by Cherwell District Council only as the submission served two purposes. Firstly it allowed the Council to express its views on the application as originally submitted highlighting areas of interest to the Examining Authority and areas of additional work that may be needed, and secondly, it secured for the Council the status of an Interested Party.

It was proposed by Councillor Webb and seconded by Councillor Conway that, in line with the officer recommendation, subject to any amendments approved by the Chair of the Planning Committee and the Deputy Leader of the Council in their capacity as Portfolio Holder for Planning, Cherwell District

Council's Relevant Representation comments on the Oxfordshire Strategic Rail Freight Interchange Development Consent Order application be submitted.

Resolved

- (1) That, subject to any amendments approved by the Chair of the Planning Committee and the Deputy Leader of the Council in their capacity as Portfolio Holder for Planning, Cherwell District Council's Relevant Representation comments on the Oxfordshire Strategic Rail Freight Interchange Development Consent Order application be approved.

24

Himley Village North West Bicester Middleton Stoney Road Bicester

The Committee considered applications, 24/03392/M106 AND 25/00366/DOV_5, an application for a Deed of Variation to vary the S106 Legal Agreement entered into in respect of planning permission reference 14/02121/OUT for the modification to Schedule 9 of the signed Section 106 Agreement relating to affordable housing, specifically the various clauses and definitions that require a 30% provision to a reduced level to be agreed under this application at Himley Village North West Bicester, Middleton Stoney Road, Bicester for CALA (Cotswolds Ltd).

Peter Hodgson, on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Conway that applications 24/03392/M106 AND 25/00366/DOV_5 be approved, in line with officer recommendation, and the proposed modification be made to the section 106 agreement attached to application 14/02121/OUT with the exact wording to be delegated to the Assistant Director for Planning (and any amendments to the wording as deemed necessary).

In reaching its decision the Committee considered the officer's report and presentation, the address of the public speaker and the written updates.

Resolved

That, in line with the officer recommendation, it be agreed that the following modification be made to the Section 106 agreement attached to application 14/02121/OUT, with the exact wording (and any amendments to the wording as deemed necessary) delegated to the Assistant Director Planning:

- Amendments to Schedule 9 Affordable Housing needed to vary the % of AH from 30% to 10% and subject to review mechanism.
- Addition of a review mechanism to Schedule 9 Affordable Housing at the mid and late stages of the development (triggers to be agreed –

initial recommendation of approximately 800 dwellings and 1,200 dwellings) which should:

- Allow additional AH to be provided if the scheme is more viable AND; Be one way (i.e. if scheme viability is worse a lower % AH is not allowed).
- To be agreed – whether review to involve a fresh ‘open book’ viability assessment of actual costs and actual sales values compared with the original financial viability assessment OR a formula-based approach based on the original viability assessment.
- To be agreed – Review mechanism to also allow a review of other S106 contributions to see if they are still justified or if they could be reduced/removed to allow additional AH to be delivered.

25

Borough House Marlborough Road Banbury OX16 5TH

The Committee considered application 24/01909/F for the change of use of part of building to form 10no apartments (Use Class C3) including the partial demolition and alterations to the rear elevation and associated works – revised scheme of 23/00401/F at Borough House, Marlborough Road, Banbury, OX16 5TH for Fellside Estates.

Tom Mason, on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Mawson that application 24/01909/F be approved, in line with the officer recommendation.

In reaching its decision the Committee considered the officer’s report and presentation, the address of the public speaker and the written updates.

Resolved

- (1) That, in line with the officer recommendation, authority be delegated to the Assistant Director Planning to grant permission for application 24/01909/F subject to:
 - i) the conditions set out below (and any amendments to those conditions as deemed necessary) and
 - ii) the completion of a planning obligation under section 106 of the town and country planning act 1990, as substituted by the planning and compensation act 1991, to secure the following (and any amendments as deemed necessary):
 - a) Payment of a financial contribution towards off site indoor sports provision in the locality of £5,063.33 towards strategic facilities (index linked)
 - b) Payment of a financial contribution towards off site outdoor sports in the locality of £20,170.30 towards strategic facilities (index linked)

- c) Payment of a financial contribution towards off site provision of community hall facilities of £6,924.78 (index linked)
- d) Payment of a financial contribution towards educational infrastructure TBC
- e) Payment of the Council's monitoring costs TBC.

Conditions

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the form and following approved plans "21020 (D) 201 Revision D", "21020 (D) 202 Revision D" and "21020 (D) 203 Revision D" and "21020 (D) 204 Revision D"

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Brick sample

3. No development shall commence above slab level unless and until a brick sample panel minimum (1m² in size) has been constructed on site to match the brickwork on the existing building and showing the mortar to be used in the repointing and has been inspected and approved in writing by the Local Planning Authority. The external walls of the development shall be laid, dressed, coursed, and pointed in strict accordance with the approved stone sample panel and shall be retained as such thereafter.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the character and appearance of the Conservation area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework

Detailed schedule of materials for the extension

4. No development shall commence above slab level unless and until a detailed schedule of materials for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Parking provision for vehicles

5. Notwithstanding the details submitted, no development shall commence until and unless a plan detailing the proposed parking provision for vehicles to be accommodated within the site, has been submitted to and approved in writing by the Local Planning Authority. The approved parking facilities shall be laid out and completed in accordance with the approved details before the first occupation of the building. The car parking spaces shall be retained for the parking of vehicles at all times thereafter.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Repointing of the brickwork

6. Prior to the any repointing of the brickwork, details including mortar specification details and sample of the repointing to an inconspicuous location to match the core sample of the existing mortar shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Treatment of the existing and proposed doors

7. Notwithstanding the submitted details, details of the treatment of the existing and proposed doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of

those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details of the new openings including method statement, materials samples, and details

8. Notwithstanding the details submitted, no development shall commence unless and until details of the new openings including method statement, materials samples, and details to match the existing building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Joinery details including windows and doors

9. Notwithstanding the details submitted, no development shall commence above slab level unless and until joinery details including windows, doors and at a scale of 1:10 including cross sections and colour/finish have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details including panelling, flooring, internal walls, staircases, and AOV system/services

10. Notwithstanding the details submitted, no development shall commence above slab level unless and until details including panelling, flooring, internal walls, staircases, and AOV system/services have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and

saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details and positioning of external vents

11. Notwithstanding the submitted details, details and positioning of external vents shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details full details of soil vent pipes

12. Notwithstanding the submitted details, details full details of soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

No features of architectural or historic interest shall be altered, replaced, or removed.

13. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest shall be altered, replaced, or removed. Any such features encountered during the work shall be drawn to the attention of the Local Planning Authority.

Reason - To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any fire upgrade

14. Notwithstanding the submitted details, details for any fire upgrade shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any plastering

15. Notwithstanding the submitted details, details for any Plastering shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any thermal upgrade

16. Notwithstanding the submitted details, details for any thermal upgrade shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Rainwater goods

17. The rainwater goods installed to serve the development hereby permitted must be cast iron and painted black and shall be retained as such thereafter.

Reason - To ensure and retain the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Regulation 41 of the Habitat and Species Regulations 2010

18. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned

Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Travel Information Pack

19. Prior to first occupation the development a Travel Information Pack shall be submitted to and approved by the Local Planning Authority. Thereafter the first residents of each dwelling shall be provided with a copy of the approved Travel Information Pack.

Reason: To ensure all residents are aware from the outset of the travel choices available to them, and to comply with Government guidance contained within the National Planning Policy Framework.

Covered cycle parking facilities

20. Prior to the first use or occupation of the development hereby permitted, and notwithstanding the details submitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

Reason - In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Details of the waste storage

21. Prior to the first occupation of the development hereby approved and notwithstanding the details submitted, details of the waste storage shall be submitted and approved in writing to the Local Planning Authority. The bin stores shall thereafter be provided in accordance with the approved details prior to the first occupation of the development and shall thereafter be permanently retain in association with the use and used for no other purpose whatsoever.

Reason – In the interests of the amenity of future occupiers and to ensure that the completed development is in keeping with and preserves the character and appearance of the Conservation Area and to comply with saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy ESD 15 of the Cherwell Local Plan 2011-2031 and Government guidance contained within the National Planning Policy Framework

- (2) It was further resolved, that when the statutory determination period for this application expires on 31 July 2026, if the Section 106 agreement/undertaking was not completed and the permission was not able to be issued by this date and no extension of time has been agreed between the parties, authority be delegated to the Assistant Director Planning to refuse application 24/01909/F for the following reason:

In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that the proposed development provides for appropriate planning obligations required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policies INF1, PSD1, BSC10, BSC11 and BSC12 of the Cherwell Local Plan 2011-2031 Part 1, Policies COM2, COM20, COM23 and COM24 of the draft Cherwell Local Plan 2042, and Government guidance contained within the National Planning Policy Framework.

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Borough House Marlborough Road Banbury OX16 5TH

The Committee considered application 24/01910/LB, a listed building consent application for partial demolition and alterations to the rear elevation and internal alterations, to facilitate the change of use of part of building to form 10no apartments (Use Class C3) - Re-submission of 23/00402/LB at Borough House, Marlborough Road, Banbury, OX16 5TH for Fellside Estates.

Tom Mason, on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Mawson that application 24/01910/LB be approved, in line with officer recommendation.

In reaching its decision the Committee considered the officer's report and presentation, and the written updates.

Resolved

That, in line with officer recommendation, authority be delegated to the Assistant Director Planning to grant consent for application, 24/01910/LB, subject to the conditions set out below (and any amendments to as deemed necessary).

Conditions

Time Limit

1. The works to which this consent relates shall be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this consent, the development shall be carried out strictly in accordance with the form and following approved plans “21020 (D) 201 Revision D”, “21020 (D) 202 Revision D” and “21020 (D) 203 Revision D” and “21020 (D) 204 Revision D”

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Brick sample

3. No development shall commence above slab level unless and until a brick sample panel minimum (1m² in size) has been constructed on site to match the brickwork on the existing building and showing the mortar to be used in the repointing and has been inspected and approved in writing by the Local Planning Authority. The external walls of the development shall be laid, dressed, coursed, and pointed in strict accordance with the approved stone sample panel and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Detailed schedule of materials for the extension

4. No development shall commence above slab level unless and until a detailed schedule of materials for the extensions shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details of internal services and service routes

5. Notwithstanding the submitted details, details of internal services and service routes including ventilation and extract equipment and methods

of installation. This should include details of external vents which shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Partitions of the development

6. Notwithstanding the details submitted, details of any partitions of the development including a cross section shall be submitted to and approved in writing by the Local Planning Authority before any work commences in respect of those elements. The development shall not be carried out other than in strict accordance with the approved details and shall be retained as such thereafter.

Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Repointing of the brickwork

7. Prior to the any repointing of the brickwork, details including mortar specification details and sample of the repointing to an inconspicuous location to match the core sample of the existing mortar shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031, saved Policy C C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Treatment of the existing and proposed doors

8. Notwithstanding the submitted details, details of the treatment of the existing and proposed doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details of the new openings including method statement, materials samples, and details

9. Notwithstanding the details submitted, no development shall commence unless and until details of the new openings including method statement, materials samples, and details to match the existing building have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Joinery details including windows and doors

10. Notwithstanding the details submitted, no development shall commence above slab level unless and until joinery details including windows, doors and at a scale of 1:10 including cross sections and colour/finish have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details including panelling, flooring, internal walls, staircases, and AOV system/services

11. Notwithstanding the details submitted, no development shall commence above slab level unless and until details including panelling, flooring, internal walls, staircases, and AOV system/services have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.
Details and positioning of external vents

12. Notwithstanding the submitted details, details and positioning of external vents shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details full details of soil vent pipes

13. Notwithstanding the submitted details, details full details of soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

No features of architectural or historic interest shall be altered, replaced, or removed.

14. Unless such work is clearly and specifically referred to on drawings or other documents approved, no features of architectural or historic interest shall be altered, replaced, or removed. Any such features encountered during the work shall be drawn to the attention of the Local Planning Authority.

Reason - To safeguard the character and appearance of the area and the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any fire upgrade

15. Notwithstanding the submitted details, details for any fire upgrade shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any plastering

16. Notwithstanding the submitted details, details for any Plastering shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Details for any thermal upgrade

17. Notwithstanding the submitted details, details for any thermal upgrade shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. The development shall not be carried out other than in accordance with the approved details.

Reason - To safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Rainwater goods

18. The rainwater goods installed to serve the development hereby permitted must be cast iron and painted black and shall be retained as such thereafter.

Reason - To ensure and retain the satisfactory appearance of the completed development and to safeguard the significance of heritage assets and to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Regulation 41 of the Habitat and Species Regulations 2010

19. Where an offence under Regulation 41 of the Habitat and Species Regulations 2010 is likely to occur in respect of the development hereby approved, no works of site clearance, demolition or construction shall take place which are likely to impact on bats until a licence to affect such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been submitted to the Local Planning Authority.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of

the Cherwell Local Plan 2011 – 2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

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39 Sheep Street, Bicester, OX26 6JJ

The Committee considered application 26/00228/CDC, for the installation of a marine-ply board for public art murals use on the side of the building and planters either side at 39 Sheep Street, Bicester, OX26 6JJ for Cherwell District Council.

It was proposed by Councillor Biegel and seconded by Councillor Brasha that application 26/00228/CDC be approved, in line with officer recommendation.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

That in line with officer recommendation, authority be delegated to the Assistant Director Planning, to grant permission for application 26/00228/CDC, subject to the conditions set out below (and any amendments to as deemed necessary).

Conditions

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the form and following approved plans: 'Location Plan' and 8469.ASP.7.0 Rev A 'Proposed Elevation/site plan.'

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

The meeting ended at 5.56 pm

Chair:

Date: